WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120061664 DEEDWARR
Recvd: 08/17/12 14:22 2 pgs
Fees:13.00 Taxes:1008.25

20120817-0074060

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 9/8/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brandon Lovett and Carol B. Lovett	Fidelity Bank	11510002700
(NAME)	(NAME)	
6513 Cornwall Drive	3 Corporate Sq., 7th	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ted A. Rutledge and Janet W. Rutledge**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael B. Lovett and Carol B. Lovett**, as joint tenants with the right to survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 190, of Section 2, West Meade Estates, as of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same lands conveyed to Ted A. Rutledge and wife, Janet W. Rutledge, by Quitclaim Deed from Ted Andrew Rutledge, dated September 15, 2010 and recorded September 17, 2010 in Instrument No. 20100917-0074098, Register's Office, Davidson County, Tennessee. Previously being the same property conveyed to Ted Andrew Rutledge from Karen Sue Rutledge by Quitclaim Deed dated July 5, 1983 and recorded August 26, 1983 in Book 6123, page 190, Register's Office of said County. Previously being the same property conveyed to Ted A. Rutledge and wife, Karen Sue Rutledge, by Warranty Deed from Alastair James Johnston Wood and wife, Margaret Wood, dated September 27, 1978 and recorded October 6, 1978 in Book 5347, page 206, Register's Office of said County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 6513 Cornwall Drive, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **15th** day of **August, 2012**

Ted A. Rutledge

Janet W. Rutledge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ted A. Rutledge and Janet W. Rutledge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **August, 2012**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2013